

LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA5 | Northolt Corridor

Landscape report (LV-001-005)

Landscape and visual assessment

November 2013

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Department
for Transport

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1 Introduction

- 1.1.1
- The landscape and visual appendix for the Northolt Corridor community forum area (CFA5) comprises:
 - a summary of engagement with technical stakeholders (Part 1);
 - an environmental baseline report (Part 2);
 - assessment matrices (Part 3); and
 - a schedule of not significant effects (Part 4).
- 1.1.2
- Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

Part 1 Engagement with technical stakeholders

1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA5.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
London Borough of Hillingdon (LBHi) October 2012	Sent draft viewpoint locations for comment. Awaiting response.	Awaiting response.
London Borough of Ealing (LBE) October 2012	Sent draft viewpoint locations for comment. Awaiting response.	Awaiting response.
Greater London Authority (GLA) September 2012	Initial meeting held 27 September 2012 and e-mail response was received 24 October 2012. Recommendation to follow the full assessment process described in the London View Management Framework (LVMF) 2012 Supplementary Planning Guidance (SPG) ¹ . Agreed which strategic viewpoints are to be included in the assessment as baseline information and verified photomontages. There are no strategic viewpoints identified in this CFA.	No further action required for this CFA.
Natural England (NE) September 2012	No specific comments were made relating to the London Metropolitan area. NE encourages the local authorities to comment on viewpoints in their local communities and landscapes that are important to them.	The London boroughs affected by the scheme and the GLA have been contacted. No further action required for this CFA.

¹ Mayor of London, (2012), *London View Management Framework Supplementary Planning Guidance*.

Part 2 Environmental baseline report

1 Introduction

- 1.1.1 This Section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the Northolt Corridor study area. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report 5, Northolt Corridor, Section 9. The LCA Maps LV-02-011 to LV-02-019 (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.
- 1.1.2 This Section is organised as follows:
- information on each LCA identified within the study area, including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
 - information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints, during both winter and summer, and daytime and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
 - future baseline conditions are also described.

2 Landscape character assessment

- 2.1.1 The LCA have been determined with reference to a number of published studies at national, county and Greater London level. Those of relevance to the study area described in the London Landscape Framework² are discussed below:
- Hampstead Ridge London's Natural Landscape Area 5², characterises the area as extensive industrial and modern residential along the transport infrastructure, with an urban framework comprising Victorian terracing surrounding historic cores. There are large parks at Wormwood Scrubs, Regent's Park and Hampstead Heath, with numerous cemeteries;
 - Brent Valley London's Natural Landscape Area 11², which summarises the area as Victorian settlement surrounded by interwar suburbs and extensive industrial estates. Urban development is sited on valley sides allowing the river to meander through open space for the most part, except where it is channelled to allow the Grand Union Canal to pass overhead by viaduct; and
 - Barnet Plateau London's Natural Landscape Area 3², which summarises the area as interwar urban areas bisected by substantial transport routes, bordered with patches of industrial land, farmland and golf courses interspersed with blocks of native woodland;
- 2.1.2 Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on Maps LV-02-011 to LV-02-019 (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 5, Section 9.
- 2.1.3 Where LCA are located across boundaries between other CFA (i.e. Kilburn (Brent) and Old Oak Common (CFA₄) and Northolt Corridor (CFA₅)) the baseline descriptions for these LCA are reported in each CFA section in their entirety.

² Alan Baxter, Sheils Flynn, (2011), *London's Natural Signatures: The London Landscape Framework*, Natural England

North Acton Industrial and Commercial Zone LCA

This LCA falls within both CFA5 and CFA4. This extensive area between Old Oak Common, Park Royal and Ealing is dominated by metal-clad sheds, housing a variety of industrial and commercial uses such as car sales, car maintenance, waste management, warehousing and light industry across a number of small industrial estates. The sheds are generally surrounded by hardstanding used for parking and storage of materials. The layout and pattern is irregular and large scale. There is little vegetation apart from scrub growing along the boundaries of the railway lines.

The Chiltern Main Line (CML) cuts across the southern edge in a deep cutting; no overhead lines are present.

Landscape condition

The quality of maintenance varies widely across the area. Some units in light industrial use are very poorly maintained whereas those visited by the public such as for car sales are better maintained. The overall landscape condition is fair.

Tranquillity

There is a high volume of traffic and activity generated by the retail and industrial units which results in low levels of isolation and seclusion. Therefore this area has a low tranquillity.

Landscape value

The area has limited landscape value due to its industrial land use.

Sensitivity

Due to fair condition, low tranquillity and limited landscape value this character area has a low sensitivity to change.

Figure 1: North Acton Industrial and Commercial Zone LCA Date taken: 26 September 2012. Nikon D3200 35mm lens



Ealing Residential LCA

This character area covers residential estates in Ealing. Topography is relatively undulating with Hanger Hill a high point in the centre of the LCA. Victorian properties dominate in the west with interwar suburban housing located mostly to the north and east. There are several open spaces throughout the area including Hanger Hill Park, North Acton Playing Fields and a number of smaller pockets of green space. The overall layout is relatively ordered, regular and domestic in scale. Building types are coherent with frequent street trees and vegetated gardens. As the CML is in deep cutting and its boundaries are well vegetated the infrastructure is not a dominant element in the landscape. Conservation areas within this character area include Hanger Hill (Haymills) Estate, Brunswick W5 and Brentham Garden Estate. The A40 road, which passes through the northern part of the character area and the Hanger Lane roundabout are dominant and detracting elements.

Landscape condition

The houses and open spaces tend to be relatively well maintained. Areas around Hanger Lane and the A40 Western Avenue are also relatively well maintained. The overall landscape condition of this character area is fair.

Tranquillity

Residential areas are relatively contained creating a sense of seclusion. The main transport routes including Hanger Lane and Western Avenue are constant sources of activity. Open spaces and community areas appear frequently used. Within residential areas light spill is relatively low. Light pollution is greater within areas of high activity such as the Hanger Lane Gyratory. Overall this area has a medium tranquillity.

Landscape value

The residential areas of Perivale are likely to be valued at borough level which is reflected in the designations of the conservation areas. The A40 corridor to the north has a limited landscape value. The tree cover along the CML, however, provides a wooded edge to some residential properties. Overall the character area is of borough landscape value.

Sensitivity

Due to the fair landscape condition, medium tranquillity and borough landscape value this character area has a medium sensitivity to change.

Figure 2: Ealing Residential LCA Date taken: 26 September 2012. Nikon D3200 35mm lens



Alperton Industrial LCA

This is a relatively small character area with the Alperton Sports Ground to the north. The area is characterised by the large scale industrial and commercial steel clad warehouses and sheds. The buildings are mostly surrounded by extensive hardstanding used for parking and storage of materials. There is little vegetation apart from some hedgerows and mature trees on the boundaries of the industrial estates.

The CML becomes more prominent in this section, where the route is at ground level.

Landscape condition

Some warehouses are poorly maintained whilst those which include retail uses and are visited by the public are better maintained. The overall landscape condition is fair.

Tranquillity

Traffic movements are partially screened by the large warehouses. The large Sainsbury's and Loon Fung stores are a focus of activity with extensive busy car parks. There is a low level of screening afforded by existing vegetation within the industrial and commercial units. The LCA is characterised by high frequency of use which results in a low level of isolation and seclusion. Therefore the area has a low overall tranquillity.

Landscape value

The area has limited landscape value due to its industrial and commercial use.

Sensitivity

Due to the fair condition, low tranquillity and limited landscape value this character area has a low sensitivity to change.

Figure 3: Alperton Industrial LCA Date taken: 27 September 2012. Nikon D3200 35mm lens



Perivale Green Spaces LCA

This character area includes an extensive open space to the south of the CML. It comprises allotments to the north of Brunswick Road, Brentham Meadows, Pitshanger Park and Ealing Golf Course. The area forms a green wedge in between the residential estates to the north and south. Each of the green spaces has a different function, layout and scale. The allotments are small scale. The golf course is well maintained and bordered by mature trees. Pitshanger Park is characterised by extensive lawns, a children’s playground, sport grounds and the River Brent to the north of the park. The narrow and shallow river is lined with mature trees and shrubs and meanders in a west-east direction.

This character area is classified as Metropolitan Open Land (MOL) with the Brentham Meadows designated as Public Open Space (POS) and the allotments as community open space. The sports ground to the east of Pitshanger Park forms part of the Brentham Gardens Estate Conservation Area. A number of public rights of way (PRoW) and footpaths run through this area. The elevated CML runs along the north-eastern boundary.

Landscape condition

The park, golf course and sports grounds are well maintained. The overall landscape condition is good.

Tranquillity

The extensive areas of public open spaces are very well vegetated with widespread tree cover providing enclosure. Due to the presence of A40, however, the area has a medium tranquillity.

Landscape value

The LCA is valued at the regional level by virtue of the MOL, conservation area and community open space designations.

Sensitivity

Due to the good condition, medium tranquillity and regional value of the landscape, this character area has a high sensitivity to change.

Figure 4: Perivale Green Spaces LCA Date taken: 26 September 2012. Nikon D3200 35mm lens



Perivale Commercial and Industrial LCA

The character area consists of large scale buildings containing a shopping centre and commercial properties including IBM and The Royal Mail Greenford Mail Centre. The buildings are surrounded by extensive car parks and storage areas around the Royal Mail building. The warehouses and buildings to the south of the CML are mostly surrounded by hardstanding used for parking and storage of materials. The layout and pattern is irregular and large scale. There is little vegetation in between warehouses. The CML crosses this character area on a well vegetated embankment.

Landscape condition

A number of buildings within this character area are well maintained, however, there are warehouses and sheds which show signs of poor maintenance. The overall landscape condition is fair.

Tranquillity

There is a low level of screening afforded by existing vegetation within the industrial and commercial units. The LCA is characterised by high frequency of use which results in a low levels of isolation and seclusion resulting in low overall tranquillity.

Landscape value

The area has low landscape value due to the industrial land use.

Sensitivity

Due to fair condition, low tranquillity and limited landscape value, this character area has a low sensitivity to change.

Figure 5: Perivale Commercial and Industrial LCA Date taken: 27 September 2012. Nikon D3200 35mm lens



Greenford Residential LCA

This character area is situated to the south of the CML. The residential properties consist mostly of inter-war housing with Greenford and Perivale centres with Victorian properties and more modern buildings interspersed throughout the area. The buildings are generally semi-detached and terraced houses of a similar style with front and rear gardens and on-street parking. The streets are tree lined. The overall layout and pattern is relatively ordered and regular and domestic in scale. There are open spaces scattered in between the residential estates including Ealing Central, Cayton Park Sports Grounds and Oldfield Recreational Ground. The Greenford Branch Line crosses the area from the south joining the CML in close proximity to Lyon Way. Both lines are elevated on viaducts or embankment. The viaducts in particular are prominent elements which create a barrier to movement and contrasts with the residential estates located on both sides of the tracks.

The Ealing Central Sports Ground is designated as MOL and POS. The Cayton Park Sports ground is classified as public and community open space. There are a small number of PRoW and cycle paths running through this character area.

Landscape condition

The residential areas are fairly well maintained although some gardens and public spaces are poorly maintained. The overall landscape condition is fair.

Tranquillity

The streets within the character area are generally quiet during the day with the exception of the A40. Residential areas are relatively contained creating a sense of seclusion. Parts of the character area front onto the CML which is well vegetated on both sides in this section. Overall tranquillity of this area is medium.

Landscape value

The MOL is valued at the regional level but the LCA is largely residential with local public and community open spaces likely to be locally valued by residents. Overall this area is of local value.

Sensitivity

Due to the fair condition, medium tranquillity and generally local value with one open space valued at regional level this character area has a medium sensitivity to change.

Figure 6: Greenford Residential LCA Date taken: 26 September 2012. Nikon D3200 35mm lens



Horsenden Hill Green Spaces LCA

This character area forms one of the largest green spaces within this CFA. It consists of Sudbury Golf Course to the east, Horsenden Hill and recreational and sports grounds to the west. Its elevated position creates a focal point within the surrounding landscape and dominates the built up area. The southern slopes of the hill are well vegetated with mature trees and shrubs. The Grand Union Canal runs in a west-east direction along the southern edge of the character area. Perivale Wood is located to the south of Horsenden Hill in close proximity to the CML. The recreational and sports grounds are lined with hedgerows and mature trees. There is a pasture located between the Grand Union Canal, Greenfield Road and the shopping centre.

Horsenden Hill, Perivale Wood and the open space north of the shopping centre are designated as MOL. Grand Union Canal is classified as a conservation area and Horsenden Hill recreational grounds as POS. There is a network of PRoW and cycle paths running through the character area.

Landscape condition

The vegetation of recreational grounds and golf course is well-maintained whereas the woodland of Horsenden Hill and Perivale wood are managed but are kept relatively natural. The overall landscape condition is good.

Tranquillity

Although the character area is relatively tranquil due to the presence of extensive open spaces and widespread tree cover, the area is located within a busy suburban setting. Therefore this area has a medium tranquillity.

Landscape value

The landscape character is valued at regional level by virtue of MOL, conservation area and POS designations.

Sensitivity

Due to the good condition, medium tranquillity and the regional value of the landscape this character area has a high sensitivity to change.

Figure 7: Horsenden Hill Green Spaces LCA Date taken: 27 June 2012. Nikon D3200 35mm lens



Northolt Industrial LCA

This character area is located on both sides of the CML and to the west of Horsenden Hill. It is concentrated along the Grand Union Canal. It is characterised by the large scale warehouses and industrial buildings laid out in an irregular pattern. The space between the buildings is mostly hardstanding and generally used as parking or for storage of materials. There is some vegetation scattered around the industrial estates mostly on the boundaries and around car parks.

The Grand Union Canal passes through this character area from south-west to north-east. It forms a very distinctive green corridor within the area and is not accessible from the industrial estates; however, it is accessible from Greenford Road. The Grand Union Canal is designated as conservation area. It is lined with dense and mature trees and shrubs with the footpath running along the canal. The canal is well used by boats both as a transport corridor and a mooring site.

The elevated CML intersects the area with some mature trees and shrubs planted along the western section of the corridor within this character area.

Landscape condition

Some buildings within this character area are relatively well maintained. The canal and its vegetation are well kept. The overall landscape condition is fair.

Tranquillity

The industrial areas are characterised by high frequency of use which results in a low level of isolation and seclusion. There is a light spill from commercial and industrial area and light pollution is greater within areas of high activity such as Greenford Road. Therefore the area has a low tranquillity.

Landscape value

The area has limited landscape value due to the industrial land use. The Grand Union Canal is likely to be valued at the borough level by virtue of the conservation area designation. Therefore the overall value of this character area is considered to be local.

Sensitivity

Due to the fair condition, low tranquillity and local value of the landscape this character area has a low sensitivity to change.

Figure 8: Northolt Industrial LCA Date taken: 27 September 2012. Nikon D3200 35mm lens



Northolt Green Open Spaces LCA

This character area is located to the south and away from the CML. The character area is bisected by the Western Avenue (A40) which runs in the east–west direction. The London Marathon Playing Fields and Glaxo Sports Ground are located to the east of this character area and consist of sports pitches bordered with hedgerows and mature trees. Belvue Park comprises the old parkland with St Mary’s Church and a large green bordered by mature trees. Northolt Greenford Country Park is a large, modern open space including distinctive landscaped mounds, fishing lakes, play areas, a boating lake, an amphitheatre, skate parks, sports pitches, open green spaces and picnic areas. This character area is designated as green belt.

Landscape condition

The more formal areas including Northolt Greenford Country Park and sports grounds are well maintained. Marnham Fields are more informal in their layout and setting and appear less regularly maintained. The overall landscape condition is good.

Tranquillity

The area is very well vegetated with widespread tree cover and extensive public open spaces. Due to the presence of the A40, however, this area has a medium tranquillity.

Landscape value

The landscape character is valued at the regional level, by virtue of the green belt, community and POS designation.

Sensitivity

Due to the good condition, medium tranquillity and regional value this character area has a high sensitivity to change.

Figure 9: Northolt Green Open Spaces LCA Date taken: 28 June 2012. Nikon D3200 35mm lens



Northolt Residential LCA

The majority falls within the Northolt Corridor (CFA5) but also extends partly into South Ruislip to Ickenham (CFA6). The area of Northolt consists of high density, largely inter-war housing surrounding a settlement core and areas of more modern properties. Houses are two storey semi-detached or terraced, fronting relatively wide streets with small front gardens and a number of street trees. The overall layout and pattern is relatively ordered, regular and domestic in scale. There are a number of small open spaces scattered around the residential estates, designated as POS, including Islip Manor Park, Northolt Park and the open space north of Mandeville Road.

Several schools and community centres including Northolt Leisure Centre, Northolt High School and Willow Tree Primary School are located in the residential area with sports grounds and car parks adjacent.

Belvue Park located to the south of the CML forms part of Northolt Village Green Conservation Area, POS, green belt and Northolt and Greenford Countryside Park. The green belt continues westwards along the A40 corridor. The Northolt green located between Mandeville Road and Ealing Road forms part of the Northolt Village Green Conservation Area

The CML located in a cutting and lined with dense mature trees and shrubs, runs through this character area.

Landscape condition

The residential areas and open spaces are relatively well maintained and in good repair. The overall landscape condition is fair.

Tranquillity

The presence of major infrastructure including the A40, A312, A3090 and the railway lines introduces heavy traffic and train movements into the area. The surrounding residential roads and associated traffic tends to be lighter out of peak times. There is some sense of seclusion within the residential areas with enclosure provided by adjacent buildings. There is relatively low light spill within the residential areas with higher light levels within well used areas of this LCA. Overall the area is considered to have a medium tranquillity.

Landscape value

Although there is a small conservation area within this character area and an area of green belt along the A40 and area of Northolt and Greenford Countryside Park, the extensive residential areas are likely to be locally valued by residents. There are public and community open spaces located within this LCA.

Sensitivity

Due to the fair condition, medium tranquillity and local value this character area has a medium sensitivity to change.

Figure 10: Northolt Residential LCA Date taken: 28 June 2012. Nikon D3200 35mm lens



3 Visual baseline

- 3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-011 to LV-07-019 and LV-08-011 to LV-08-019 (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment and where relevant, the third part relates to the view at night-time.
- 3.1.2 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors no appropriate location from which to capture a representative photograph of the view was available therefore no photograph has been included and the assessment has been undertaken based on professional judgement.
- 3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-011 to LV-07-019 and LV-08-011 to LV-08-019 (Volume 5, Landscape and Visual Assessment Map Book). In each case the middle number (xxx.x.xxx) identifies the type of receptor as follows:
1. protected views - these relate to those viewpoints, panoramas and viewing corridors that have been designated by local authorities, county councils or other relevant stakeholders. Protected views have a high sensitivity to change;
 2. residential views - these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
 3. recreational views - these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
 4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity. People travelling through urban areas (including pedestrians where the focus is not in recreation) generally have a low sensitivity to change although in residential areas this increases to medium;
 5. hotels and healthcare institutions - people staying in hotels and healthcare institutions have periods of time when their attention may be focused on the landscape, whilst at other times attention is more likely to be focused on other activities. Based on the level of interaction with the surrounding landscape, these receptors have a medium sensitivity to change;
 6. employment - people at work and within educational institutions are the least sensitive receptors, as their attention is likely to be focused on their work activity. These receptors have a low sensitivity to change; and
 7. active sports - people engaged in active sports have a low sensitivity to change as their attention is likely to be focused on their activity. None of these receptor types have been identified within the study area.

Viewpoint 025.2.001: View north-west from residential properties on Hanger Lane, North Circular Road (south approach) and from the Premier Inn London Hanger Lane

This viewpoint is representative of views from the three storey residences on Hanger Lane North Circular Road and from Premier Inn London Hanger Lane. The photograph was taken from a footway on Ashbourne Parade due to lack of access.

Winter

This view (illustrated in Figure 11) shows vehicles parked on Ashbourne Parade in the foreground. Hanger Lane Underground Station, Hanger Lane North Circular Road and Western Avenue form the middle ground of the view. The horizon is formed by the urban development receding into the background of the view. Views are partially screened to the east by existing vegetation north of Western Avenue. Views from the five storeys Premier Inn will be over the Ashbourne Parade Buildings in the foreground.

Summer

In summer the foliage of trees in the middle ground screens views towards the background shortening the view (illustrated in Figure 12).

Figure 11: Viewpoint 025.2.001 – winter view Date taken: 8 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 12: Viewpoint 025.2.001 – summer view Date taken: 26 June 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 025.2.002: View north-west from residential properties on North Circular Road and north from Crowne Plaza Ealing Hotel

This viewpoint is representative of views from residential properties on North Circular Road and the six storey Crowne Plaza Ealing Hotel on Western Avenue. The photograph was taken from a footway on Western Avenue, next to the Crowne Plaza Ealing Hotel.

Winter

This view (illustrated in Figure 13) is dominated by Western Avenue and an underpass in the foreground. It looks north-west towards the Selco site at the centre of the view. The CML is located between the A40 and the Westgate commercial building and not visible on the photograph. There are glimpsed views of the wooded ridge of Horsenden Hill in the background. The existing vegetation bordering the CML is visible just to the left of the photograph. This is more evident further west along the North Circular Road.

Summer

The view in summer is further screened by the intervening deciduous vegetation (illustrated in Figure 14).

Figure 13: Viewpoint 025.2.002 – winter view Date taken: 28 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 14: Viewpoint 025.2.002 – summer view Date taken: 21 May 2013. Nikon D3200 35mm lens



Viewpoint 025.2.003: View north and east from residential properties on Clarendon Road (Brunswick Conservation Area)

This viewpoint is illustrative of the typical view from the two storey residential properties on Clarendon Road. The photograph was taken from Sandall Road, overlooking Clarendon Road.

Winter

The foreground is characterised by open views along Clarendon Road emphasised by the wide road layout and central grass verge. The two storey houses to the north and east form the middle ground and the West Gate commercial properties form the background. Notable buildings include the West World building which breaks the skyline central in the view (illustrated in Figure 15).

Summer

The view in summer does not change substantially although there is some further screening by deciduous vegetation at the northern end of Clarendon Road and in the front gardens of houses (illustrated in Figure 16).

Note: the existing mature tree on the left of Figure 16 had been removed between the summer and winter photography.

Figure 15: Viewpoint 025.2.003– winter view Date taken: 8 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 16: Viewpoint 025.2.003– summer view Date taken: 26 September 2012. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 025.2.004: View north from residential properties on Western Avenue including Fairfax, Wellington, Frobisher, Gordon and Nelson Houses, from residential properties on Brunswick Road and from Western Avenue (A40)

This viewpoint is representative of views from dwellings on Western Avenue. The photograph was taken from a footway on Western Avenue, in front of dwellings.

Winter
Building height varies from two to five storeys along Western Avenue. This view (illustrated in Figure 17) is typical from the pavement looking across the Western Avenue in the foreground. The commercial buildings on West Gate form the middle ground and background of the view and include the dominant West World, Selco and West Gate which screen views beyond. Note that the five storey residential blocks including Fairfax, Wellington, Frobisher, Gordon and Nelson Houses are set back from the A40 with trees and shrubs which will screen and filter views from the lower levels. Likewise a number of the two storey properties have front gardens but tree cover is more variable. Views from the three storey Brunswick Road properties have limited vegetation screening but ground floor views will be screened by the presence of garages in the foreground.

Summer
In summer, vegetation along the northern edge of Western Avenue is partially screens views of the buildings beyond (illustrated in Figure 18).

Figure 17: Viewpoint 025.2.004– winter view Date taken: 28 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 18: Viewpoint 025.2.004– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 025.3.005: View north-east from residential properties on Lynwood Road and Western Avenue (A40) and from PRow (Footpath 37).

This viewpoint is representative of views from residential properties on Western Avenue (A40) and from PRow (Footpath 37). The photograph was taken from a footway, in front of dwellings on Western Avenue.

Winter

This view (illustrated in Figure 19) is typical from the footpath along Western Avenue looking across Western Avenue in the foreground of the view. In the middle ground and background the West World, Selco and Westgate buildings all form dominant elements within the view and screen any views beyond. There are glimpsed views of the Hanger Lane roundabout to the east of the view. The two storey houses on Lyndwood Road and Western Avenue are set in mature gardens but with variable tree cover. Views from the houses are therefore partially screened by the vegetation. Views from the footpath are largely framed by garden sheds and boundary vegetation though these are more open close to Lynwood Road.

Summer

In summer the vegetation along the northern edge of Western Avenue partially screens views of the buildings beyond (illustrated in Figure 20).

Figure 19: Viewpoint 025.3.005– winter view Date taken: 28 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 20: Viewpoint 025.3.005– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 026.6.001: View south from AGB House, West Gate

This viewpoint is illustrative of the typical view from the four storey AGB House offices. The photograph was taken from a footway along West Gate, adjacent to AGB House.

Winter

This view is taken from the footpath along West Gate adjacent to AGB House. In the foreground, at ground level the view is partially filtered by existing ornamental planting along West Gate. Existing buildings frame and contain the view. The Selco warehouse is visible in the background of the view with the West World building to the right of the photograph. Westec House is to the left of the view in the middle ground. Views south and west from the upper floors of the three office buildings on West Gate are over car parking areas and West Gate itself in the foreground, the Selco warehouse and office buildings in the middle ground and the railway corridor beyond.

Summer

In summer the existing trees along West Gate will partially filter views along West Gate (illustrated in Figure 21) in summer.

Due to lack of site access/changes to the Proposed Scheme/the project programme it has not been possible to capture a winter photograph.

Figure 21: Viewpoint 026.6.001– summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 026.6.002: View east from commercial units and offices on West Gate

This viewpoint is representative of views at ground level from the ten storey commercial premises on West Gate. The photograph was taken from a footway on West Gate.

Winter

This view (illustrated in Figure 22) is typical from the footpath along West Gate looking east. In the foreground the view is open across West Gate towards the Selco commercial buildings and car parking areas. Long views from the upper floors will be over the CML and the A40 to the south of the wider area of Hanger Lane Gyratory.

Summer

In summer the view (illustrated in Figure 23) does not change substantially, although existing trees will screen views of the buildings on Hanger Lane.

Figure 22: Viewpoint 026.6.002– winter view Date taken 28 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 23: Viewpoint 026.6.002– summer view Date taken 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 026.3.003: View east from cycle bridge over North Circular and from commercial and industrial estates at Northfield Industrial Estate to the west of North Circular

This viewpoint is representative of views from cycle bridge over the North Circular and from commercial premises at Northfield Industrial Estate. The photograph was taken from a footbridge over the North Circular.

Due to lack of site access/changes to the Proposed Scheme/the project programme it has not been possible to capture a winter photograph.

Figure 24: Viewpoint 026.3.003– summer view Date taken 11 July 2013. Nikon D3200 35mm lens (stitched panorama)



Winter

The foreground and middle ground of the view is open with the A406 North Circular and the CML the dominant elements in the view. The existing vegetation on the embankment of the railway merges into the planting within the business park in the background of the view. The BestWay wholesale store is in the background of the view to the right.

Summer

In summer the view (illustrated in Figure 24) does not change significantly as there is limited vegetation in the foreground of the view.

Viewpoint 026.6.004: View north from BestWay Store and industrial estate

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

This viewpoint is illustrative of the typical view from the car park at BestWay store and surrounding industrial estate.

Winter

The viewpoint is located within the car park of BestWay wholesale store. The view is partially screened by existing vegetation in the foreground adjacent to the car park. Vegetation within the sidings is visible in the middle and background.

Summer

In summer the deciduous vegetation along the sidings partially screens views of the sidings and railway tracks.

Viewpoint 030.1.001: View looking south from Horsenden Hill (London Borough of Ealing Unitary Development Plan (UDP) Local View³) and view looking south-west Horsenden Hill

This viewpoint is representative of views from Horsenden Hill. The photograph was taken from the viewing area at the top of Horsenden Hill.

Figure 25: Viewpoint 030.1.001 – winter view Date taken: 8 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 26: Viewpoint 030.1.001 – summer view Date taken: 11 July 2013. Nikon D3200 35mm lens (stitched panorama)



Winter

In this view (illustrated in Figure 25) vegetation in the foreground frames views south towards the Perivale and Greenford areas. The middle ground is open across existing fields and Ealing Rugby Club ground. The background of the view extends to the edge of Greenford and beyond into urban landscape of London which recedes into the distance forming the skyline across the width of the panorama. The Greenpark Way business park is in the centre of the photograph.

Summer

In summer the view (illustrated in Figure 26) is similar, with the foliage of mature trees screening a greater proportion of the view.

³ London Borough of Ealing Council (2004) *Ealing Unitary Development Plan*

Viewpoint 031.2.001: View north from residential properties on Conway Crescent and from industrial units on Lyon Way

This viewpoint is representative of views at ground level from the two storey residences on Conway Crescent. The photograph was taken from a footway on Conway Crescent.

Winter

This view (illustrated in Figure 27) looking north from Conway Crescent towards the CML shows prominence of the railway viaduct to the rear of the properties. The viaduct contains views to the north and west. Views from the houses are partially screened by the existing vegetation in the back gardens although the viaduct is visible over the vegetation.

Summer

In summer the view (illustrated in Figure 28) the vegetation in the back gardens does not substantially contribute to screening, due to the scale and location of the railway viaduct.

Figure 27: Viewpoint 031.2.001– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 28: Viewpoint 031.2.001– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 031.2.002: View north-east from residential properties on Bennetts Avenue

This viewpoint is representative of views at ground level from the two storey residences on Bennetts Avenue. The photograph was taken from a footway on Bennetts Avenue.

Winter

This view (illustrated in Figure 29) looking north from Bennetts Avenue towards the CML shows houses in the foreground. The properties are set in established gardens and views from the rear of the properties will be largely screened from the lower floors by garden and railway corridor vegetation. The commercial buildings on Lyon Way can be seen in the background of the view.

Summer

In summer the views (illustrated in Figure 30) are partially filtered by the existing vegetation in back gardens.

Figure 29: Viewpoint 031.2.002– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens



Figure 30: Viewpoint 031.2.002– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens



Viewpoint 031.2.003: View north and east from residential properties on Daryngton Drive, from Cayton Green Park sports ground and the PRow (Footpaths 49 and 78) around the sports ground

This viewpoint is representative of views at ground level from Cayton Green Park sports ground. The photograph was taken from a recreational ground of Cayton Green Park.

Winter

This view (illustrated in Figure 31) is open in the foreground and middle ground across Cayton Green Park sports ground, framed to the east by existing fencing and planting along the eastern boundary of the park and partially screened to the west by trees within the park. Playground equipment is evident in the middle ground of the view, beyond this in the background of the view, the rear of properties on Downing Drive are clearly visible through boundary planting along the north edge of the park.

Summer

In summer vegetation within the view (illustrated in Figure 32) is more apparent, with the trees in leaf in the background of the view screening the majority of views of the properties on Downing Drive.

Figure 31: Viewpoint 031.2.003– winter view Date taken: 9 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 32: Viewpoint 031.2.003– summer view Date taken: 27 September 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 032.6.001: View from commercial units on Greenpark Way and from Greenpark Way

This viewpoint is representative of views from commercial units on Greenpark Way and from Greenpark Way.

Due to lack of site access/changes to the Proposed Scheme/the project programme it has not been possible to capture a winter photograph.

Figure 33: Viewpoint 032.6.001– summer view Date taken: 14 August 2013. Canon 5d mk2 + Zeiss 50mm lens (stitched panorama)



Winter

This view is open in the foreground, framed to the east and west by existing buildings. The CML is visible in the background of the view albeit partially screened by intervening vegetation and fencing possible.

Summer

The view in summer is there is some further screening resulting from leaves on the intervening deciduous vegetation (illustrated in Figure 33).

Viewpoint 032.3.002: View south-east from the footbridge over Grand Union Canal

This viewpoint is representative of views of pedestrians from the footbridge over Grand Union Canal. The photograph was taken from a footbridge over Grand Union Canal.

Winter

This view (illustrated in Figure 34) is focussed on the Grand Union Canal which dominates the foreground and recedes in to the background of the view. It is lined by dense belts of trees and shrubs which form the skyline across the width of the panorama. Glimpses of buildings are evident beyond the canal-side planting in the background of the view.

Summer

In summer the view (illustrated in Figure 35) is similar with the canal-side planting north and south of the line forming a dense woodland barrier screening the majority of views.

Figure 34: Viewpoint 032.3.002– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 35: Viewpoint 032.3.002– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 035.2.001: View north from residential properties on Belvue Road

This viewpoint is representative of the typical view from the two storey residences on Belvue Road. The photograph was taken from a footway on Belvue Road looking towards the properties.

Winter

This view (illustrated in Figure 36) looking north from Belvue Road towards the CML shows existing properties in the foreground with glimpses of the wooded railway corridor to the rear of the properties. The properties are set in mature gardens and with a well wooded railway corridor to the north. Filtered views north may be possible from the upper storey but the majority of views will be contained by the garden structures and vegetation in the foreground and wooded railway corridor in the middle ground of the view. Glimpses of the rooflines of properties to the north of the railway corridor may be possible filtered through the tree canopies. Properties to the western end of Belvue Road and Belvue Close have no direct views towards the railway corridor due to the orientation of the dwellings. Views west from Belvue Close include the Mandeville Road bridge and semi-ornamental vegetation the foreground and middle ground of the view.

Summer

In summer the existing vegetation along the railway corridor will form a dense canopy screening views to the north (illustrated in Figure 37).

Figure 36: Viewpoint 035.2.001– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 37: Viewpoint 035.2.001– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 035.4.002: View east from Mandeville Road and Northolt station

This viewpoint is representative of the typical view of transport receptors from Mandeville Road and the railway station. The photograph was taken from a footway on Mandeville Road bridge.

Winter

This view (illustrated in Figure 38) is looking north-east from Mandeville Road bridge towards the cutting of the CML. The foreground of the view consists of the CML and the semi-mature vegetation in the railway cutting. The roof lines of the residential properties north of the railway corridor are just discernible, filtered through the tree canopies, in the middle ground. The railway line and vegetated cuttings recede into the background of the view.

Summer

In summer (illustrated in Figure 39) mature trees on both sides of the railway cutting provide dense screening in the foreground, middle ground and background of the view.

Figure 38: Viewpoint 035.4.002– winter view Date taken: 13 February 2013. Canon 5d mk2 + Zeiss 50mm lens (stitched panorama)



Figure 39: Viewpoint 035.4.002– summer view Date taken: 14 August 2013. Canon 5d mk2 + Zeiss 50mm lens (stitched panorama)



Viewpoint 035.2.003: View west from Station Parade/Ealing Road

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint

This viewpoint is illustrative of the typical view from the residential properties on Station Parade/Ealing Road.

Winter

The viewpoint is located on Station Parade/Ealing Road, in front of terraced residential properties with small business units on ground floor overlooking the Northolt Village green which forms part of the Northolt Village Green Conservation Area. The view is relatively open with the car park in the foreground. The middle ground view is of the green with scattered mature trees and well maintained lawn. The background view is of partially screened by intervening trees Mandeville Road and buildings located on its western side.

Summer

In summer the deciduous trees within the green provide the partial screening of the middle and back ground views.

Viewpoint 035.1.004: View south from north tip of village green⁴

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

This viewpoint is illustrative of the protected view from the north tip of the village green as identified in the conservation area appraisal⁴.

Winter

The viewpoint is located on the north tip of the village green looking south towards the green. It is characterised by the mature scattered trees and well maintained lawn with a small number of flowerbeds. There is a Clock Tower and an information board located in the foreground of the view. The scattered trees partially screen views of the middle and back ground.

Summer

In summer the deciduous trees within the green provide the partial screening of the middle and back ground views.

Viewpoint 035.2.005: View east from the Farmlands/Mandeville Road

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

This viewpoint is illustrative of the typical view from the residential properties on the Farmlands.

Winter

The view is characterised by the mature trees in the foreground, lining Mandeville Road and partially obscuring views of the Northolt Village green and buildings located beyond. The middle and back ground filtered views are of the green with scattered mature trees and residential properties on Station Parade and Belvue Close on the eastern side of the Northolt green.

Summer

In summer the deciduous vegetation along Mandeville Road mostly screens views of the green and buildings beyond.

⁴ Conservation Architecture & Planning (2007) *Northolt Village Green Conservation Area Appraisal*.

Viewpoint 036.4.001: View north-west from PRow (Footbridge 70) bridge over the railway

This viewpoint is representative of the typical view from the PRow (Footbridge 70) bridge over the railway, from commercial and industrial properties at Northolt Trading Estate and from Belvue Business Centre. The photograph was taken from a footbridge over the CML.

Winter

This view is looking north-west from the PRow bridge (Footbridge 70) over the CML towards the cutting of CML. The existing railway corridor and the semi-mature vegetation in the railway cutting extend from the foreground into the background of the view (illustrated in Figure 40).

Summer

In summer mature trees in the foreground of the view (illustrated in Figure 41) provide further screening.

Figure 40: Viewpoint 036.4.001– winter view Date taken: 28 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 41: Viewpoint 036.4.001– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 036.2.002: View south from residential properties on Carr Road

This viewpoint is representative of the typical view from the two storey residential properties on Carr Road. The photograph was taken from a footway on Carr Road.

Winter

This view (illustrated in Figure 42) looking south from Carr Road towards the CML shows existing properties in the foreground. The properties are set in mature gardens with a well wooded railway corridor to the south. Garden sheds and the existing pumping station will screen the majority of the view south-west from the properties.

Summer

In summer the view (illustrated in Figure 43) does not change significantly. The foliage on the trees, however, screens the majority of the views between the properties.

Figure 42: Viewpoint 036.2.002– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 43: Viewpoint 036.2.002– summer view Date taken: 21 May 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 036.2.003: View south from residential properties on Badminton Close

This viewpoint is representative of the typical view from residences on Badminton Close. The photograph was taken from a footway on Badminton Close.

Winter

This view is looking south from Badminton Close from two and three storey flats. There are three blocks with different orientation on Badminton Close. In the foreground of the view there are the garages pumping station facilities and associated outbuildings within the proposed site partially screened by the vegetation on the periphery of the site (illustrated in Figure 44). The middle and background views consist of the residential properties on Carr Road, existing mature vegetation in the cutting, CML and distant filtered views of properties opposite the railway cutting.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 45).

Figure 44: Viewpoint 036.2.003– winter view Date taken: 22 March 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 45: Viewpoint 036.2.003– summer view Date taken: 19 September 2012. Nikon D3200 35mm lens (stitched panorama)



Part 3 Assessment matrices

1 Landscape assessment matrix

1.1.1 Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 5, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement, it has been determined that no significant effects would occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
North Acton Industrial and Commercial Zone LCA	Minor adverse	Negligible	Negligible	Negligible
Ealing Residential LCA	Minor adverse	Negligible	Negligible	Negligible
Alperton Industrial LCA	Minor adverse	Negligible	Negligible	Negligible
Perivale Green Spaces LCA	Negligible	No further assessment required	No further assessment required	No further assessment required
Perivale Commercial and Industrial LCA	Minor adverse	Minor adverse	Minor adverse	Minor adverse
Greenford Residential LCA	Negligible	Negligible	Negligible	Negligible
Horsenden Hill Green Spaces LCA	Minor adverse	No further assessment required	No further assessment required	No further assessment required
Northolt Industrial LCA	Negligible	Negligible	Negligible	Negligible
Northolt Green Open Spaces LCA	Negligible	No further assessment required	No further assessment required	No further assessment required
Northolt Residential LCA	Minor adverse	Minor adverse	Negligible	Negligible

2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 5, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined that no significant effects would occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential, hotel and healthcare receptors with a view of proposed continuous lighting during either construction or operation.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
025.2.001	View north-west from residential properties on Hanger Lane, North Circular Road (south approach) and from the Premier Inn London Hanger Lane	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
025.2.002	View north-west from residential properties on North Circular Road and north from Crowne Plaza Ealing Hotel	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
025.2.003	View north and east from residential properties on Clarendon Road (Brunswick Conservation Area)	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
025.2.004	View north from residential properties on Western Avenue including Fairfax, Wellington, Frobisher, Gordon and Nelson Houses, from residential properties on Brunswick Road and from Western Avenue (A40)	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
025.3.005	View north-east from residential properties on Lynwood Road and Western Avenue (A40) and from PRoW (Footpath 37)	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
026.6.001	View south from AGB House, West Gate	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
026.6.002	View east from commercial units and offices on West Gate	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
026.3.003	View east from cycle bridge over North Circular and from commercial and industrial estates at Northfield Industrial Estate to the west of North Circular	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
026.6.004	View north from BestWay Store and industrial estate	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
030.1.001	View looking south from Horsenden Hill (London Borough of Ealing UDP Local View) and view looking south-west from Horsenden Hill	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
031.2.001	View north from residential properties on Conway Crescent and from industrial units on Lyon Way	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
031.2.002	View north-east from residential properties on Bennetts Avenue	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
031.2.003	View north and east from residential properties on Daryngton Drive, from Cayton Green Park sports ground and the PRoW (Footpaths 49 and 78) around the sports ground	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041) summer	Operation year 60 (2086) summer
		Winter	Night-time	Winter	Summer	Night-time		
032.6.001	View from commercial units on Greenpark Way and from Greenpark Way	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
032.3.002	View south-east from the footbridge over Grand Union Canal	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
035.2.001	View north from residential properties on Belvue Road	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
035.4.002	View east from Mandeville Road and Northolt station	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
035.2.003	View west from Station Parade/Ealing Road	Moderate adverse	No further assessment required	Negligible	Negligible	No further assessment required	No further assessment required	No further assessment required
035.1.004	View south from north tip of village green	Moderate adverse	No further assessment required	Negligible	Negligible	No further assessment required	No further assessment required	No further assessment required
035.2.005	View east from the Farmlands/Mandeville Road	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	No further assessment required	No further assessment required
036.4.001	View north-west from PRow bridge (Footbridge 70) over the railway	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
036.2.002	View south from residential properties on Carr Road	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
036.2.003	View south from residential properties on Badminton Close	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Minor adverse	Minor adverse

Part 4 Schedule of not significant effects

1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities, works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 5, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
North Acton Industrial and Commercial Zone LCA (within CFA5 and CFA4)	There will be a barely perceptible change to a small part of the LCA arising from the construction area at F Sidings within CFA5. The construction works associated with the main and satellite compounds at the Willesden Euro Terminal, Atlas Road, Victoria Road cross over box and Old Oak Common station; the bridge replacement works and the road works (in CFA 4) will be prominent in the landscape, but within the context of a railway depot, industrial estates and the local transport infrastructure network they will not result in the introduction of new elements in the landscape that alter its character. The magnitude of change is considered to be medium. The medium magnitude of change assessed against the low sensitivity of the character area will result in a minor adverse effect.
Ealing Residential LCA	The worksite for the Proposed Scheme will be located outside of this LCA. There will be barely perceptible change to the wider setting of this LCA. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area this will result in minor adverse effect.
Alperton Industrial LCA	The worksite for the Proposed Scheme will be accommodated within and existing commercial setting. There will be barely perceptible change to the local character of this LCA due to demolition of the Selco Builder’s Warehouse and construction of the new headhouse at the Westgate vent shaft site. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the low sensitivity of the character area this will result in minor adverse effect.
Perivale Green Spaces LCA	The worksite for the Proposed Scheme will be located outside of this LCA. The setting of this LCA will be unaffected by construction activity. There will be no change to the character and setting of the character area, therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area, this will result in a negligible effect.
Perivale Commercial and Industrial LCA	There will be a minor change to the local character arising from the construction works associated with the Greenpark Way vent shaft due to the presence of construction works. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the low sensitivity of the character area this will result in minor adverse effect.
Greenford Residential LCA	The worksite for the Proposed Scheme will be located outside of this LCA. The setting of this LCA will be unaffected by construction activity. There will be no change to the character and setting of the character area, therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the medium sensitivity of the character area, this will result in a negligible effect.
Horsenden Hill Green Spaces LCA	The worksite for the Proposed Scheme will be located outside of this LCA. There will be a minor change to the setting of the LCA arising from the construction works associated with the Greenway Park vent shaft due to the presence of construction works. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the high sensitivity of the character area this will result in minor adverse effect.
Northolt Industrial LCA	The main worksite for the Proposed Scheme will be located outside of this LCA. The setting of this LCA will be unaffected by construction activity. There will be no change to the character and setting of the character area, therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.
Northolt Green Open Spaces LCA	The worksite for the Proposed Scheme will be located outside of this LCA. The setting of this LCA will be unaffected by construction activity. There will be no change to the character and setting of the character area, therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the low sensitivity of the character area, this will result in a negligible effect.
Northolt Residential LCA (within CFA5 but also extends partly into CFA6)	There will be localised impacts arising from the construction works associated with the Mandeville Road vent shaft and a temporary loss of vegetation along a short section of the Grand Union Canal, a conservation area, associated with utilities works. There will be a temporary utilities compound with the storage of materials which will be located in The Northolt Village Green Conservation Area. The presence of the construction materials within the compound will temporarily affect the setting of the conservation area, however, as no trees will be removed there will be no permanent changes to the character and setting of the conservation area. a minor alteration to one or more characteristics of the setting of the character area and an addition of new temporary components that form largely inconspicuous elements of the existing wider character, therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area this will result in minor adverse effect.

1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2,CFA Report 5, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment, however, in some cases visibility of construction activities may be reduced during summer when vegetation, if present in a view, would be in leaf.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
025.2.001: View north-west from residential properties on Hanger Lane, North Circular Road (south approach) and from the Premier Inn London Hanger Lane	There will be oblique views (380m) of cranes and other plant associated with the construction of the Westgate vent shaft and Selco Builder’s Warehouse building demolition in the background from residential properties. Most construction works will be predominantly screened by the intervening vegetation and Hanger Lane gyratory. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
025.2.002: View north-west from residential properties on North Circular Road and north from Crowne Plaza Ealing Hotel	There will be oblique views (200m) of cranes and other plant associated with the demolition of the existing Selco building and construction of the Westgate vent shaft mostly from upper floors of hotel. Views from lower floors may be screened by the intervening vegetation in front of the hotel and Hanger Lane. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
025.2.003: View north and east from residential properties on Clarendon Road (Brunswick Conservation Area)	There will be framed views (365m) from residential properties. Views of cranes associated with the construction of the new Westgate vent shaft may be possible over the residential properties to the right of the view. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore, the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
025.2.004: View north from residential properties on Western Avenue including Fairfax, Wellington, Frobisher, Gordon and Nelson Houses, from residential properties on Brunswick Road and from Western Avenue (A40)	There will be direct views (85m) of cranes and other plant associated with the demolition of Selco building and construction of the Westgate vent shaft possible from this location. Most construction works will be partially screened by the existing vegetation. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
025.3.005 View north-east from residential properties on Lynwood Road and Western Avenue (A40) and from PRoW (Footpath 37)	There will be oblique views (205m) of cranes and other plant associated with the demolition and construction of the Westgate vent shaft possible from this location. Most construction works will be mostly screened by existing planting and intervening residential properties. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
026.6.001 View south from AGB House, West Gate	There will be direct and close views (160m) of demolition and works associated with the construction of the Westgate vent shaft. There will be an addition of new components that may be continuously highly visible, but are largely characteristic of the existing view from a receptor, therefore, it is considered that the magnitude of change is medium. The medium magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
026.6.002: View east from commercial units and offices on West Gate	There will be direct and close views (60m) of demolition and works associated with the construction of the Westgate vent shaft. There will be an addition of new components that may be continuously highly visible, but are largely characteristic of the existing view from a receptor, therefore, it is considered that the magnitude of change is medium. The medium magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
026.3.003: View east from cycle bridge over North Circular and from commercial and industrial estates at Northfield Industrial Estate to the west of North Circular	There will be oblique views of construction activities from this location. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
026.6.004: View north from BestWay Store and industrial estate	There will be oblique views of construction activities from this location. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.
030.1.001: View looking south from Horsenden Hill (London Borough of Ealing UDP Local View) and view looking south-west from Horsenden Hill	There are panoramic views of the area from the Horsenden Hill. Distant views (975m) of cranes associated with the construction of the new Greenpark Way vent shaft headhouse will be possible but will not be prominent in the view. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
031.2.001: View north from residential properties on Conway Crescent and from industrial units on Lyon Way	There will be views (145m) of cranes associated with construction of the Greenpark Way vent shaft in the background mostly from the upper floors of residential properties. Most construction works will be mostly screened by existing planting and CML on the embankment. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
031.2.002: View north-east from residential properties on Bennetts Avenue	There will be views (290m) of cranes associated with construction of the Greenpark Way vent shaft in the background mostly from the upper floors of residential properties. Most construction works will be mostly screened by existing planting and CML on the embankment. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.

Viewpoint	Description of effect
031.2.003: View north and east from residential properties on Daryngton Drive, from Cayton Green Park sports ground and the PRoW (Footpaths 49 and 78) around the sports ground	There will be views (550m) of cranes associated with construction of the Greenpark Way vent shaft in the background mostly screened by existing planting and CML on the embankment/viaduct. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
032.6.001: View from commercial units on Greenpark Way and from Greenpark Way	There will be direct and close views (175m) of works associated with the construction of the Greenpark Way vent shaft. There will be an addition of new components that may be continuously or intermittently visible but will be in keeping with the warehouses and other commercial buildings in their proximity and largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the medium sensitivity of the receptor will result in a minor adverse effect.
032.3.002: View south-east from the footbridge over Grand Union Canal	There will be framed views (479m) of cranes and other plant associated with the construction of the new Greenpark Way vent shaft in the background. Most construction works will be mostly screened by existing planting along the Grand Union Canal. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore, the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
035.2.001: View north from residential properties on Belvue Road	There will be framed views (105m) of cranes and other plant associated with the construction of the new Mandeville Road vent shaft in the background. Most construction works will be screened by existing planting along the CML. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
035.2.005: View east from the Farmlands/Mandeville Road	There will be filtered views of the temporary utilities compound with materials stored on Northolt Village Green. Views will be partially screened by the intervening vegetation along Mandeville Road. There will be a change in the view largely filtered by intervening vegetation or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity will result in minor adverse effect.

2 Permanent effects arising during operation

2.1 Landscape assessment

2.1.1 Table 6 summarises the assessment for all the LCA identified within the study area which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume 2, CFA Report 5, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
North Acton Industrial and Commercial Zone LCA	The additional new components of the Proposed Scheme will not influence the overall character or setting of the character area therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.
Ealing Residential LCA	There will be no permanent above ground elements of the Proposed Scheme located within this LCA. There will be no change to character or the setting of the LCA. The magnitude of change is therefore considered to be negligible. Assessed alongside the medium sensitivity of the character area this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.
Alperton Industrial LCA	There will be a barely perceptible change to the local character of the LCA resulting from the presence of the headhouse. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.	There will be a barely perceptible change to the setting of the LCA resulting from the presence of the headhouse. There will be no change to the character and setting of the character area, therefore the magnitude of change is considered to be low resulting in a negligible effect.	There will be a barely perceptible change to the setting of the LCA resulting from the presence of the headhouse. There will be no change to the character and setting of the character area, therefore the magnitude of change is considered to be low resulting in a negligible effect.
Perivale Green Spaces LCA	There will be no elements of the Proposed Scheme located within or close to this LCA. Therefore there will be no change to character or the setting of the LCA. No further assessment required.	No further assessment required.	No further assessment required.

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
Perivale Commercial and Industrial LCA	There will be a minor change to a small part of the local character of the LCA arising from the presence of the headhouse. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the low sensitivity of the character area this will result in a minor adverse effect.	There will be a minor change to a small part of the areas setting arising from the presence of the headhouse. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the low sensitivity of the character area this will result in a minor adverse effect.	Minor change to a small part of the areas setting arising from the presence of the headhouse. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the low sensitivity of the character area this will result in a minor adverse effect.
Greenford Residential LCA	There will be no elements of the Proposed Scheme located within this LCA. There will be no change to character or the setting of the LCA. The magnitude of change is therefore considered to be negligible. Assessed alongside the medium sensitivity of the character area this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. There will be no change to the character and setting of the character area, the magnitude of change remains negligible and will result in negligible effects.
Horsenden Hill Green Spaces LCA	There will be no elements of the Proposed Scheme located within or close to this LCA. There will be no change to character or the setting of the LCA. No further assessment required.	No further assessment required.	No further assessment required.
Northolt Industrial LCA	There will be no elements of the Proposed Scheme located within this LCA. There will be no change to character or the setting of the LCA. The magnitude of change is therefore considered to be negligible. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. There will be no change to the character and setting of the character area, therefore the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. There will be no change to the character and setting of the character area, the magnitude of change remains negligible and will result in negligible effects.
Northolt Green Open Spaces LCA	There will be no elements of the Proposed Scheme located within or close to this LCA. There will be no change to character or the setting of the LCA, therefore no further assessment required.	No further assessment required.	No further assessment required.
Northolt Residential LCA	There will be localised change arising from the presence of the headhouse, however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the LCA's setting. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.	Localised change arising from the presence of the vent headhouse, however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the areas setting. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.	Localised change arising from the presence of the vent headhouse, however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the areas setting. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character, the magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.

2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area, which are considered to experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 5, Section 9. Photomontages have been prepared to illustrate the appearance of the Proposed Scheme from two selected viewpoints (032-6-001 and 035-4-002) and these are provided at Figures. LV-01-021, LV-01-022 and LV-01-222 (Volume 2, CFA5 Map Book). The view of the Proposed Scheme from viewpoint 032.6.001 would not be significantly affected as although the additional new components may be continuously or intermittently visible, these will be in keeping with the warehouses and other commercial buildings adjacent and largely characteristic of the existing view.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
025.2.001: View north-west from residential properties on Hanger Lane, North Circular Road (south approach) and from the Premier Inn London Hanger Lane	Very oblique views of the Westgate vent shaft headhouse, screened by the intervening Westgate House building, vegetation and Hanger Lane gyratory will be possible from the residential properties. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor; therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation although existing deciduous vegetation will provide some additional screening the magnitude of change is considered to remain negligible meaning overall the effect will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
025.2.002: View north-west from residential properties on North Circular Road and north from Crowne Plaza Ealing Hotel	Oblique views of the Westgate vent shaft headhouse from upper floors of the hotel. Views of the headhouse from lower floors will be screened by intervening vegetation in front of the hotel and Hanger Lane. The new building will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation although existing deciduous vegetation will provide some additional screening the magnitude of change is considered to remain negligible meaning overall the effects will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
025.2.003: View north and east from residential properties on Clarendon Road (Brunswick Conservation Area)	No views of the Westgate vent shaft headhouse due to its location behind the residential properties to the right of the view. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
025.2.004: View north from residential properties on Western Avenue including Fairfax, Wellington, Frobisher, Gordon and Nelson Houses, from residential properties on Brunswick Road and from Western Avenue (A40)	Direct views but partially screened by vegetation of the new Westgate vent shaft headhouse mostly from upper floors from residential properties: Western Avenue, Fairfax House, Wellington House, Frobisher House, Gordon House, Nelson House. Oblique views mostly screened by existing planting of the headhouse from properties on Brunswick Road and Western Avenue. The new elements will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening the magnitude of change is considered to remain negligible meaning overall the effect will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
025.3.005 View north-east from residential properties on Lynwood Road and Western Avenue (A40) and from PRoW (Footpath 37)	Oblique views, mostly screened by existing planting, of the Westgate headhouse from PRoW (Footpath 37) and properties on Lynwood Road and Western Avenue. The new elements will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation although existing deciduous vegetation will provide some additional screening the magnitude of change is considered to remain negligible meaning overall the effects will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
026.6.001 View south from AGB House, West Gate	Views of the Westgate vent shaft headhouse will be possible from the AGB House building. The new elements, however, will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the low sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain negligible meaning overall the effects will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
026.6.002: View east from commercial units and offices on West Gate	Views of the Westgate vent shaft headhouse will be possible from the offices and West Gate road. The new elements, however, will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the low sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain negligible meaning overall the effect will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
026.3.003: View east from cycle bridge over North Circular and from commercial and industrial estates at Northfield Industrial Estate to the west of North Circular	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 15 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 60 of operation.
026.6.004: View north from BestWay Store and industrial estate	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 15 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 60 of operation.
030.1.001: View looking south from Horsenden Hill (London Borough of Ealing UDP Local View) and view looking south-west from Horsenden Hill	Glimpsed views of the Greenpark Way headhouse might be possible from this location. It will be viewed, however, against the wider landscape with several commercial buildings surrounding the site. Consequently it will be hard to distinguish. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain negligible meaning overall the effect will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
031.2.001: View north from residential properties on Conway Crescent and from industrial units on Lyon Way	No views of the Greenpark Way vent shaft headhouse due to its location behind the CML on the embankment/viaduct. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
031.2.002: View north-east from residential properties on Bennetts Avenue	No views of the Greenpark Way vent shaft headhouse due to its location behind the CML on the embankment/viaduct. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
031.2.003: View north and east from residential properties on Daryngton Drive, from Cayton Green Park sports ground and the PRoW (Footpaths 49 and 78) around the sports ground	No views of the Greenpark Way vent shaft headhouse due to its location behind the CML on the embankment/viaduct. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
032.6.001: View from commercial units on Greenpark Way and from Greenpark Way	Views of the Greenpark Way vent shaft headhouse will be possible from the commercial units and from the road. The new elements, however, will be in keeping with the existing view. There will be an addition of new components that are largely characteristic of the existing site when viewed from a receptor; therefore the magnitude of change is considered to be minor. The low magnitude of change assessed alongside the low sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. The low magnitude of change will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
032.3.002: View south-east from the footbridge over Grand Union Canal	Glimpsed views of the new Greenpark Way headhouse will be possible from this location. The new elements, however, will be in keeping with the existing view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed alongside the high sensitivity of the receptor will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain negligible meaning overall the effect will be negligible.	The lack of proposed mitigation planting means that effects will remain unchanged in year 15 of operation. Therefore the magnitude of change remains negligible and will result in negligible effects.	The lack of proposed mitigation planting means that effects will remain unchanged in year 60 of operation. Therefore the magnitude of change is considered to be negligible and will result in negligible effects.
035.2.001: View north from residential properties on Belvue Road	Framed and partially screened views of the new Mandeville Road headhouse will be possible from this location, mainly from upper floors. There will be an addition of new components that may be continuously or intermittently visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed alongside the high sensitivity of the receptor will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation the growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.	By year 60 of operation the further growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.
035.4.002: View east from Mandeville Road and Northolt station	Significantly affected: refer to Volume 2	Significantly affected: refer to Volume 2	By year 15 of operation the growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low, assessed alongside the low sensitivity of the receptor, will result in minor adverse effects.	By year 60 of operation the further growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.
035.2.003: View west from Station Parade/Ealing Road	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	No further assessment required.	No further assessment required.
035.1.004: View south from north tip of village green	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	No further assessment required.	No further assessment required.
035.2.005: View east from the Farmlands/Mandeville Road	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	The works will be completed by the end of construction phase resulting in negligible magnitude of change and negligible effects in year 1 of operation.	No further assessment required.	No further assessment required.
036.4.001 View north-west from PRoW (Footbridge 70) bridge over the railway	Significantly affected: refer to Volume 2	Significantly affected: refer to Volume 2	By year 15 of operation the growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low, assessed alongside the low sensitivity of the receptor, will result in minor adverse effects.	By year 60 of operation, the further growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
036.2.002: View south from residential properties on Carr Road	Significantly affected: refer to Volume 2	Significantly affected: refer to Volume 2	By year 15 of operation, the growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low, assessed alongside the high sensitivity of the receptor, will result in minor adverse effects.	By year 60 of operation, the further growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.
036.2.003 View south from residential properties on Badminton Close	Significantly affected: refer to Volume 2	Significantly affected: refer to Volume 2	By year 15 of operation, the growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low , assessed alongside the low sensitivity of the receptor, will result in minor adverse effects.	By year 60 of operation, the further growth and maturity of the proposed planting around the headhouse will provide screening of the Proposed Scheme meaning effects on this viewpoint will be not significant. Therefore the magnitude of change is considered to be low and will result in minor adverse effects.

Part 5 References

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